

457
CARLSBAD
VILLAGE
DRIVE
CARLSBAD, CA 92008



FOR LEASE IN THE HEART OF COASTAL CARLSBAD

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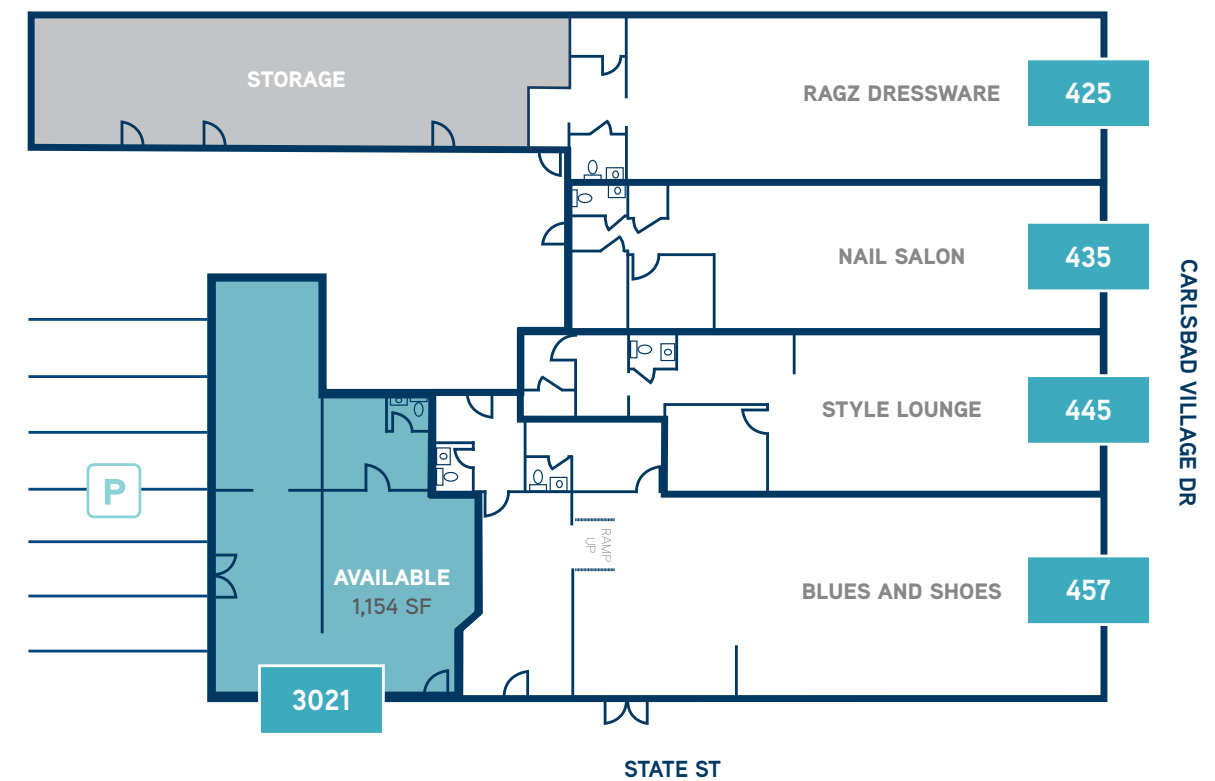
The PROPERTY



PROPERTY HIGHLIGHTS

- Prime retail location with great frontage and visibility along Carlsbad Village Drive
- Desirable Carlsbad Village location, one of the most sought after trade areas
- On-site parking & ample street parking
- The city of Carlsbad is committed to attracting new businesses and making it easier for existing businesses to thrive in the city
- Carlsbad has been named as one of the top 100 places in the U.S. to launch a business and one of the most desirable places to live

SITE PLAN



PROPERTY FEATURES



Location

3021 State Street
Carlsbad, CA 92008



Parking

On-site



Space

1,154 SF
Additional storage available upon request

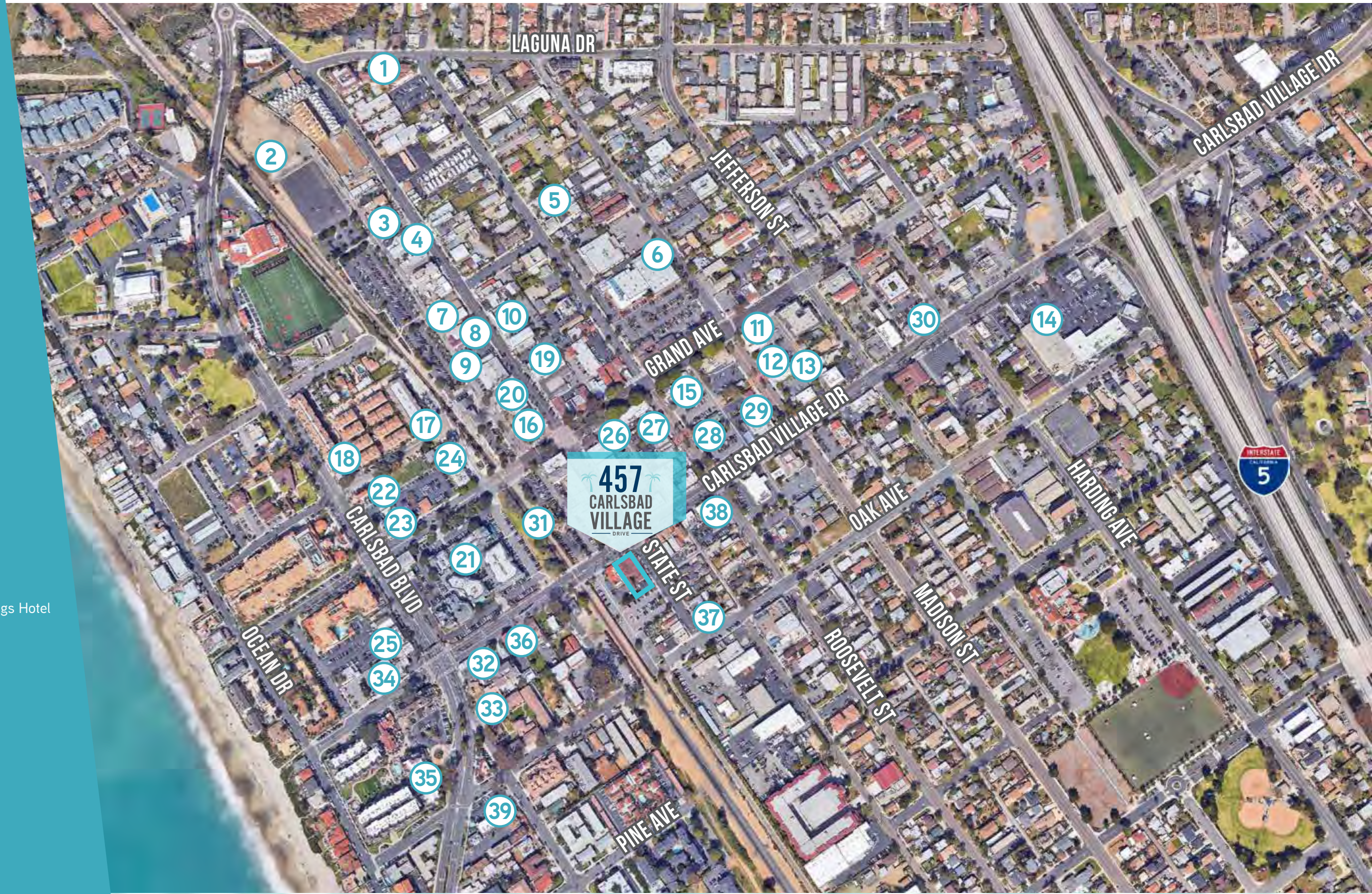


Rate

\$4.00 psf, NNN

NEARBY *RETAIL*

- 1 570 Laguna (16 units)
- 2 Seagrove (47 units)
- 3 Jeune Et Jolie
- 4 BLOC
- 5 2690 Roosevelt (10 units)
- 6 Prontos Market
- 7 Camp Fire
- 8 Carruth Cellars
- 9 Handel's
- 10 State Street Commons
- 11 725 Grand (11 units)
- 12 Haru Mama
- 13 Blue Ocean
- 14 McKellar Project (33 units)
- 15 2956 Roosevelt (8 units)
- 16 Coaster Amtrak
- 17 Christiansen Way (10 units)
- 18 Swami's
- 19 Carlsbad Theatre
- 20 Shorehouse Kitchen
- 21 Village Fare
- 22 Carlsbad Alkaline Water
- 23 Koko Beach
- 24 Proposed Carlsbad Mineral Springs Hotel
- 25 Las Olas
- 26 Barrel Republic
- 27 Vigilucci's
- 28 Paon
- 29 83°
- 30 Cold Beers & Cheeseburgers
- 31 The Village Yard
- 32 Cessy's
- 33 Park 101
- 34 264 Fresco
- 35 Carlsbad Inn
- 36 Senor Grubby's
- 37 State & Oak
- 38 Pizza Port
- 39 Board & Brew



CARLSBAD

CALIFORNIA

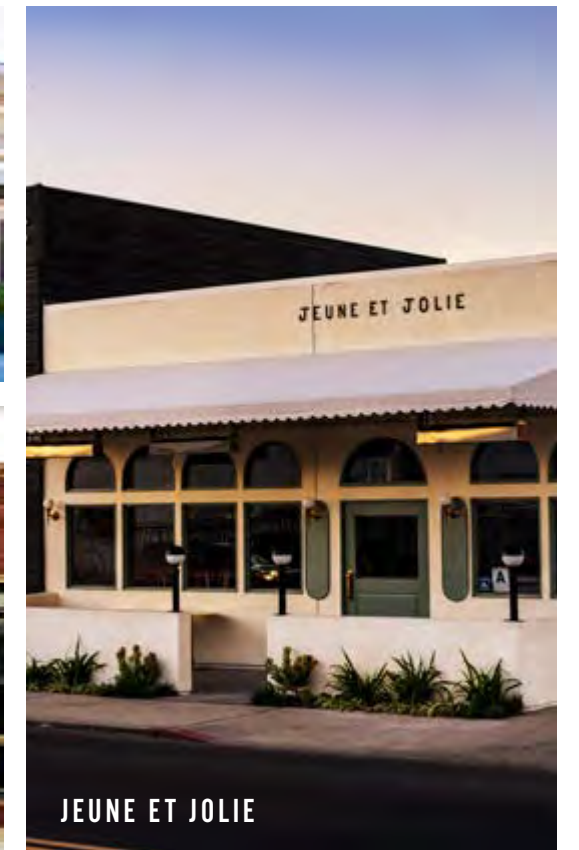


Located in the heart of southern California in North San Diego County, the city of Carlsbad takes full advantage of its coastal location, providing beach community character along with a diverse, forwardthinking economy and a strong tourism and hospitality industry. The city has one of the finest climates in the country and covers 39 square miles, nearly 40 percent of which is dedicated to open space, including three lagoons, and miles of coastline on the Pacific Ocean.

The City of Carlsbad is in north San Diego County where abundant natural open space meets an impeccably designed built environment. Beautiful beaches, lagoons and world class resorts combine seamlessly with well-planned neighborhoods and the region's second largest tech hub. Together with our charming downtown village, Carlsbad offers a unique Southern California coastal experience.

LOCAL BUSINESSES

The city of Carlsbad is committed to attracting new businesses and making it easier for existing businesses to thrive in the city. Each business has a distinct personality that helps the Village maintain a small town vibe.



LOCAL DEMOGRAPHICS

97%

Residents Approve of Carlsbad's Quality of Life

95%

Businesses think Carlsbad Offers the Highest Quality of Life

85%

Businesses Agree Carlsbad is an Excellent Place to do Business



Employment Rate

96.6%



Average Household Income

\$149,293



Total Population

112,310

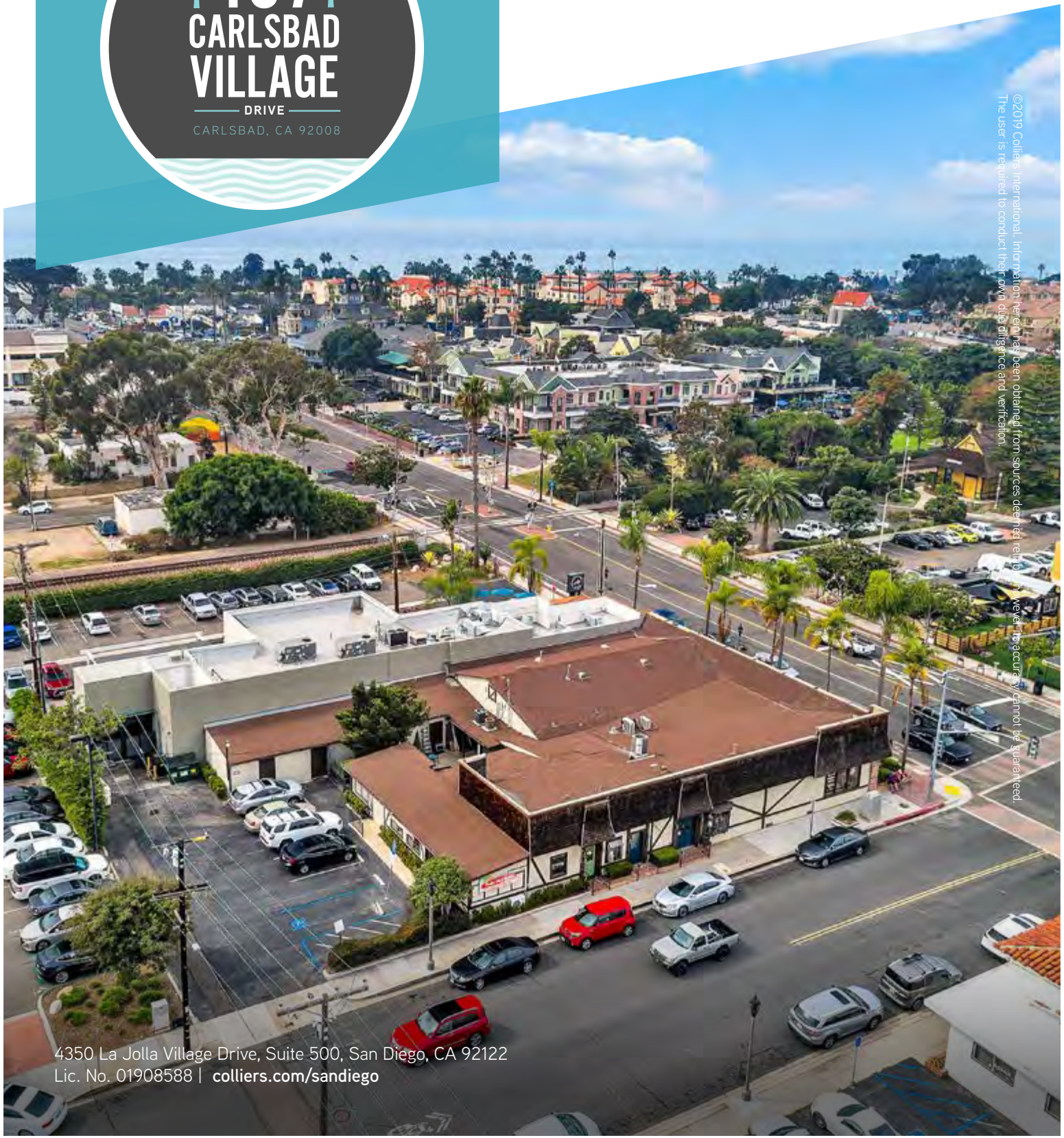


Annual Visitors

4,000,000



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